



# Sherborn MBTA Communities 3A-TA

## Community input session 2024-06-25

*Municipality*

**Town of Sherborn**

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*Funded by*

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# Overview

This workshop provides a platform for community input and discussion to locate the MBTA Communities requirement.



## Introduction

# What is the purpose of MBTA Communities (3A)?

Massachusetts is in a housing crisis. It has among the highest, and fastest growing, home prices and rents of any state in the nation. Rising costs have dramatically increased financial pressures on low- and middle-income families. These **high costs are a disadvantage to the State's economy.**

As an “Adjacent small town”, Sherborn doesn’t have a station of its own, but **Sherborn residents do make use of the MBTA Commuter rail.** In 2019, on an average workday there were 93 car license plates registered to Sherborn at Framingham and West Natick stations.

# What happens if Sherborn doesn't comply?

**Penalties include loss of discretionary State funding, such as MassWorks.**

However, funding disadvantage is not the only consequence. Non-compliance with MBTA Communities zoning legislation may mean a lawsuit from the Attorney General and possibly lawsuits from housing developers.

## Introduction

# MBTA Communities Requirements

Sherborn is an **Adjacent small town** with a minimum capacity of 78 units and the area must be at least 5 acres.

The compliance deadline is 12/31/2025.

Community category	Minimum multi family unit capacity	Minimum land area*	% of district to be located in station area
Adjacent small town	78	5 acres	0%

\* Sherborn does not have a designated minimum land area, but the minimum size of any MBTA Communities district is 5 acres

## Glossary of terms

3A: Shorthand for MBTA Communities legislation

Capacity: An estimate of the total number of units that could be built in the district, if every parcel (empty and not) was developed into by-right multi-family housing at the maximum allowed density

Contiguity: A requirement of all 3A districts wherein at least 50% of the total district area must consist of contiguous parcels (touching or separated only by right-of-way).

District: All areas to which the 3A-compliant overlay applies

EOHLC: Executive Office of Housing and Livable Communities, the State office responsible for enacting the MBTA Communities process. EOHLC replaced the Department of Housing and Development (DHCD)

Net new units: An estimate of how many additional units would be allowed to be built in the district - the district sum of the parcel-by-parcel difference between zoned capacity and existing units.

**Location selection****What criteria determine suitable locations for 3A zoning? And what are the constraints?****Requirements**

- Capacity for 78 units
- Contiguous 5 acres
- Minimum 15 units/acre

**Considerations that Impact Compliance Calculations**

- Wetlands
- Public land
- Other development constraints

**State guidance**

- Ideally close to existing services
- Ideally proximate to MBTA station

**Town considerations**

- Likely to be adopted by the community
- Available public water and sewer
- Sensitivity to historic character

**Location selection**

## Discussion of single-parcel zoning

### Is it “spot zoning”?

The inclusion of a 5-acre contiguity requirement is designed to encourage neighborhood scale districts, and to avoid isolated developments or “spot zoning”. By planning a zoning district with at least 5 acres, a community has the opportunity to consider how multi-family housing will integrate into the fabric of the community.

### Single-parcel zones may use a unit cap

EOHLC supports unit capacity maximums in districts with a single parcel. As we'll see, this is helpful in Sherborn where the target parcels are very large and otherwise would exceed the required unit capacity at the required density.

**Process**

## **MBTA Communities process to-date and next steps**

**Previously:** MBTA Communities draft zoning for downtown parcels did not pass initial review by the EOHLC (capacity in floodplain, lot size maximum, partial parcels) and was problematic for historical preservation.

**Today:** Share new concepts for MBTA zoning location(s), discuss pros and cons, and provide input on side selection.

**Next steps:**

1. CommunityScale and the Town administration will process your input and create a draft scenario
2. CommunityScale will prepare a zoning overlay based on the selected scenario
3. CommunityScale will deliver a presentation at the Planning Board and conduct a question and answer session.
4. CommunityScale will prepare a compliance calculator for EOHLC submission
5. Schedule: We will conclude by December 15, 2024, with the final deadline in 2025..

## MBTA Communities district mapping

**Preliminary options for compliant single-parcel districts to be discussed with the community with and without a district-wide unit cap at 78 units ([map](#))**

Status	Name	Address	Market rate	SHI	Total planned or built	District acres	Eligible site acres	Current units / Acre	If 3A	3A impact	if 3A with cap	If 3A with cap impact
Under review	Coolidge Crossing	84-86 Coolidge Crossing	90	30	120	14.6	12.3	9.7	185	65	78	0
Built	The Fields at Sherborn	247A Washington Street	24	8	32	17.5	7.9	4.0	119	87	78	46
Built	Abbey Road Condominiums	1 Abbey Road	18	0	18	5.9	5.1	3.5	77	59	78	60
Built, partial	Meadow's Edge & Whitney Farms	59 Whitney Street	13	4	17	27.7	26.5	0.6	397	380	78	61
Concept	36 Kendall Avenue	36 Kendall Ave	70	8	78	21.2	14.9	5.2	223	211	78	78
Built	43 Kendall Ave Condos	43 Kendall Ave	24	0	24	5.3	4.1	5.9	78	54	78	54
Built	59 North Main Street Villages	59 North Main Street	9	3	12	6.1	4.3	2.8	78	66	78	66

\* This impact could change after 3A is adopted because these projects concepts and are not under construction

## MBTA Communities district mapping

# Coolidge Crossing

This site is currently going through the approval process as a 40B.



## Under review Status

## 90 Market rate

30 SHI

## 120 Total planned or built

## 14.6 District acres

## 9.7 Units / Acre

185 If 3A

## 65 3A impact

78 if 3A with cap

0 if 3A cap impact

# MBTA Communities district mapping

## The Fields at Sherborn

## Existing multifamily site



- 24 Market rate
- 8 SHI
- 32 Total planned or built
- 17.5 District acres
- 4.0 Units / Acre
- 119 If 3A
- 87 3A impact
- 78 if 3A with cap
- 46 if 3A cap impact

**MBTA Communities district mapping**  
**Abbey Road Condominiums**



Existing multifamily site, age restricted

**Built Status**

18 Market rate

0 SHI

18 Total planned or built

5.9 District acres

3.5 Units / Acre

77 If 3A

59 3A impact

78 if 3A with cap

60 if 3A cap impact

MBTA Communities district mapping  
**Meadow's Edge/Whitney Farms**



Existing multifamily site

Built, partial Status

13 Market rate

4 SHI

17 Total planned or built

27.7 District acres

0.6 Units / Acre

397 If 3A

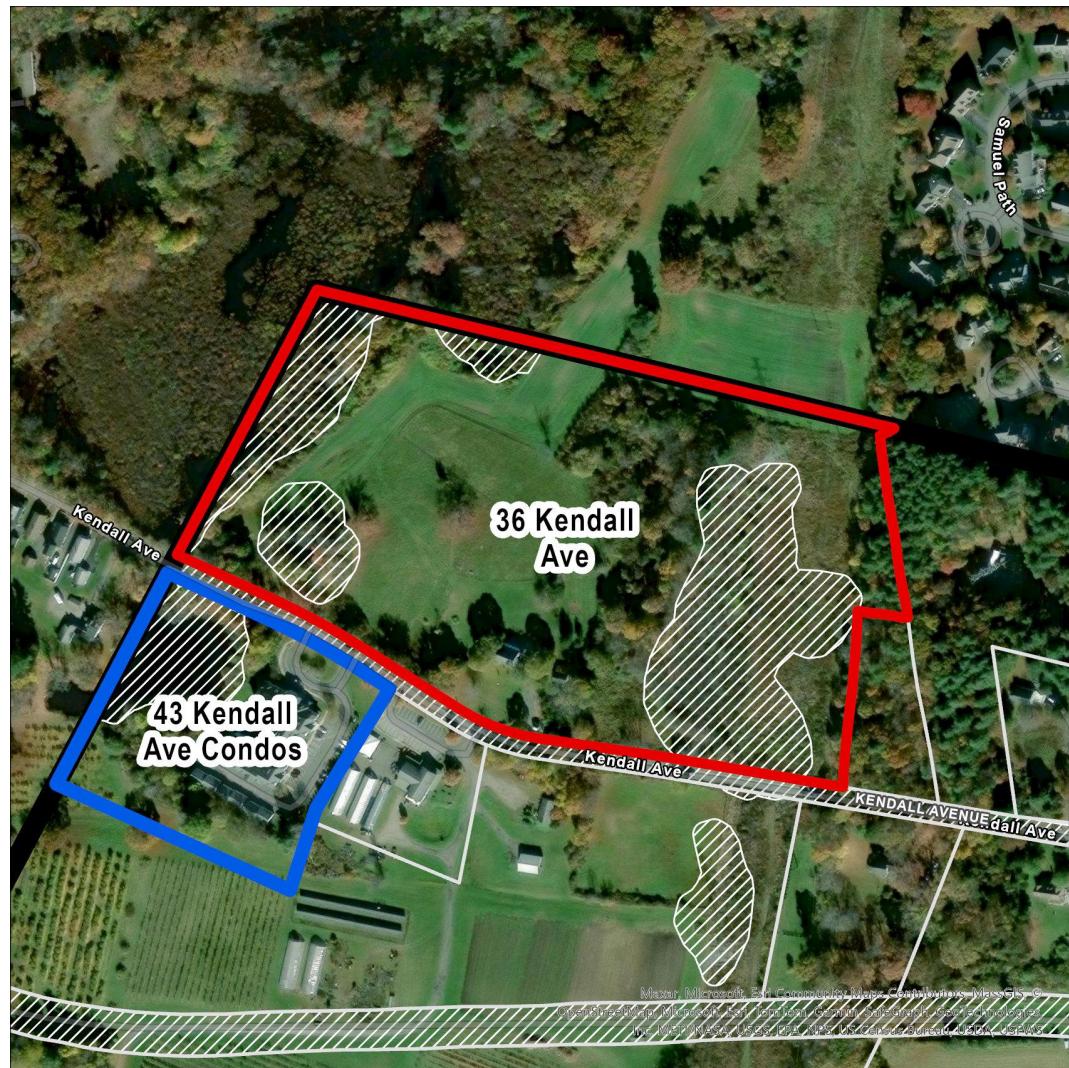
380 3A impact

78 if 3A with cap

61 if 3A cap impact

## MBTA Communities district mapping

# 36 Kendall Ave



Proposed multifamily site, on Framingham water, close to the MBTA Station.

Concept Status

70 Market rate

0 SHI

70 Total planned or built

21.2 District acres

4.7 Units / Acre

223 If 3A

211 3A impact

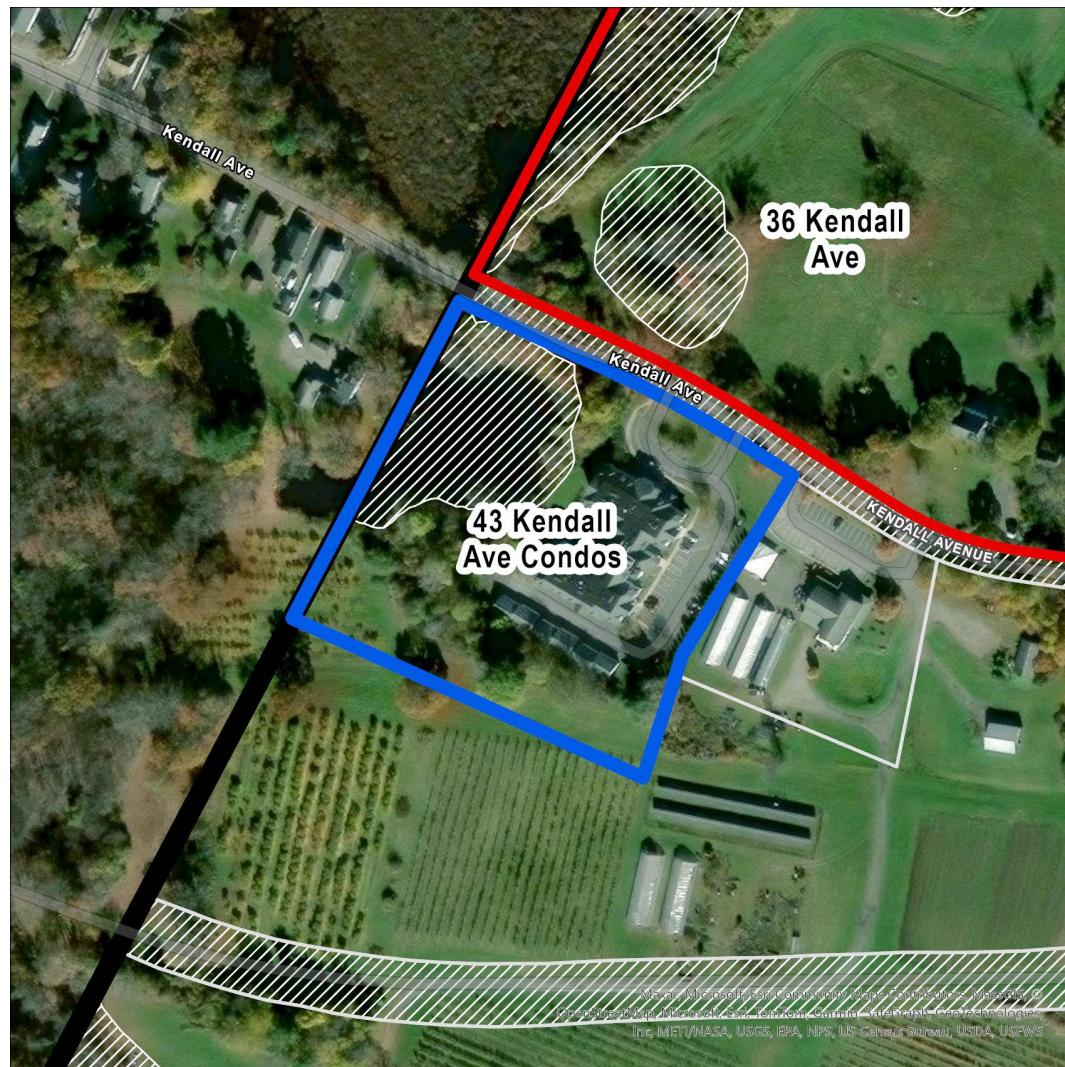
78 if 3A with cap

8 if 3A cap impact

# MBTA Communities district mapping

## 43 Kendall Ave Condos

## Existing multifamily site



## Built Status

## 24 Market rate

0 SHI

## 24 Total planned or built

### 5.3 District acres

## 5.9 Units / Acre

61 If 3A

49 3A impact

61 if 3A with cap

37 if 3A cap impact

MBTA Communities district mapping  
**59 North Main Street Villages**



Existing multifamily site

Built Status

- 9 Market rate
- 3 SHI
- 12 Total planned or built
- 6.1 District acres
- 2.8 Units / Acre
- 64 If 3A
- 52 3A impact
- 64 if 3A with cap
- 52 if 3A cap impact

## MBTA Communities district mapping

**Discussion of pros and cons followed by voting.**

**Participate by placing a sticker on your preferred site on the [map](#).**

Status	Name	Address	Market	SHI	Total	District	Eligible	Current	If 3A	3A	if 3A	If 3A
			rate		planned or built		site acres	units / Acre			with cap	with cap impact
Under review	Coolidge Crossing	84-86 Coolidge Crossing	90	30	120	14.6	12.3	9.7	185	65	78	0
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